

COMMONWEALTH OF PENNSYLVANIA
GOVERNOR'S OFFICE
EXECUTIVE ORDER

Subject:		Number:
STRATEGIC DEVELOPMENT AREA, WESTMORELAND COUNTY		2007-02
Date:	By Direction of:	
April 30, 2007	 Edward G. Rendell, Governor	

WHEREAS, there exists in this Commonwealth areas of economic distress that require coordinated efforts by private and public entities to enable these areas to make significant contributions to the economic and social well-being of the Commonwealth; and

WHEREAS, Article XXIX-C of the Tax Reform Code (herein the Act) provides that the Governor may designate property within the Commonwealth as Proposed Strategic Development Areas; and

WHEREAS, the Commonwealth must, on occasion, make timely and flexible economic development decisions to address and assist communities that are in vital need of improvement.

NOW, THEREFORE, I, Edward G. Rendell, Governor of the Commonwealth of Pennsylvania, by virtue of the authority vested in me by the Constitution of the Commonwealth of Pennsylvania and other laws of the Commonwealth, do hereby proclaim the following:

1. Proposed Strategic Development Area site. The following parcel of property is hereby designated as a Proposed Strategic Development Area:

In the townships of Sewickley and Hempfield, Westmoreland County, Pennsylvania more fully bounded and described in Exhibit A attached hereto and incorporated herein.

2. Definition. For purposes of this Executive Order, Strategic Development Area shall have the meaning ascribed to it in the Act.

3. Timeframe. The Proposed Strategic Development Area listed above shall be eligible for the tax exemptions, abatements, or credits provided by the Act and for the period described therein.

4. Designation. The Department of Community and Economic Development shall designate the above-described parcel of property as a Strategic Development Area, in accordance with the Act, following the timely submission of completed applications and approvals as required by the Act.

5. Relationship With Other Agencies. All agencies under the Governor's jurisdiction shall cooperate with and provide assistance to the Strategic Development Area in performing their revitalization functions.

EXHIBIT A

STRATEGIC DEVELOPMENT AREA DESIGNATION FOR SEWICKLEY AND HEMPFIELD TOWNSHIPS, WESTMORELAND COUNTY, PENNSYLVANIA

All that certain lot or piece of ground situate in the Townships of Sewickley and Hempfield, County of Westmoreland and State of Pennsylvania, bounded and described as follows:

Beginning at the Southwest corner of the within described tract of land at the intersection of the Northern boundary of the proposed relocation of State Route No. 31, with the Right of Way line of the Pennsylvania Railroad; thence by said Right of Way of line the Pennsylvania Railroad, North 27° 47' West, 194.38 feet to line of land now or formerly of David W. Highberger Heirs; thence by said land of the Highberger Heirs, North 58° 31' East, 395.57 feet to land conveyed by Gaynell Highberger Hoke, widow, to Westinghouse Electric Corporation, by deed dated June 11, 1956, recorded in Deed Book 1591, page 542; thence along same and along land formerly of Mary Tomajko Heirs, North 30° 44' West, 469.50 feet to land formerly of Andrew Oravik, et ux; thence along same, South 58° 46' West, 370.19 feet to a point on the Right of Way line of the Pennsylvania Railroad; thence by said Railroad Right of Way, North 27° 47' West, 934.46 feet to a point on land now or formerly of J. M. Powers; thence by same, North 62° 18' East, 322.30 feet to lands formerly of Mary Tomajko Heirs; thence along same, North 30° 44' West, 67.08 feet to land now or formerly of Domenico Brolio; thence along same, North 16° 23' 10" East, 460.51 feet to an old corner post; thence continuing along same, North 39° 56' West, 504.06 feet to an old corner post; thence continuing along same, North 84° 53' 10" West, 635.18 feet to the Right of Way line of the Yukon Branch of the Pennsylvania Railroad; thence by said Railroad Right of Way line, North 27° 47' West, 97.29 feet to a point in Sewickley Creek; thence by said Creek, North 44° 59' 30" East, 448.68 feet to a point on the East bank of said Creek; thence by land now or formerly of George Borkovich, North 7° 07' 10" West, 845.70 feet to a point; thence by land now or formerly of William Hesson, South 81° 37' 10" East, 132.69 feet to a point in a red dog road; thence by said red dog road and by land now or formerly of Caroline Packer, the following four (4) courses and distances: (1) South 4° 57' East, 56.16 feet to a point; (2) South 13° 17' 10" East, 147.96 feet to a point; (3) South 4° 44' 10" West, 109.37 feet to a point; (4) South 24° 46' 20" East, 114.14 feet to a point; thence by said land of Caroline Packer, North 60° 37' 50" East, 742.50 feet to an old corner post; thence by same and land now or formerly of J. W. Wukelich, North 30° 36' 10" West, 542.34 feet to an old corner post; thence by land now or formerly of Westmoreland Coal Company, North 41° 40' 30" East, 329.58 feet to an old corner tree; thence by land now or formerly of M. Row, the following three (3) courses and distances: (1) South 64° 35' East, 54.45 feet to a point; (2) North 75° 19' East, 491.34 feet to a point; (3) South 53° 45' 30" East, 181.49 feet to an old corner post; thence by land now or formerly of David Griffith, South 56° 57' 30" West, 99.50 feet to an old corner post; thence along same, South 49° 45' 30" East, 1,653.73 feet to a point at line of land now or formerly of Thomas Henry; thence along same, South 51° 13' 30" West, 232.07 feet and North 74° 16' 10" East, 576.29 feet to a tree on lands now or formerly of Ross Graham; thence along same, North 40° 45' 10" East, 1,068.10 feet to a point on lands now or formerly of Harold Hoffman; thence along same, North 70° 30' 20" East, 330 feet and South 85° 43' 40" East, 198 feet to a point on Pennsylvania Legislative Route No. 64117; thence along same, and by land now or formerly of George Rocker, South 23° 11' 30" East, 213.78 feet, South 8° 29' 30" East, 257.18 feet and South 4° 25' 10" West, 62.12 feet to a point; thence leaving said Road and continuing along lands now or formerly of George Rocker and lands now or formerly of Charles Lehmann, South 72° 58' East, 1,502.64 feet to a point; thence continuing along lands now or formerly of Charles Lehmann, North 32° 26' 40" East, 532.49 feet; South 85° 09' 30" East, 195.70 feet and North 23° 19' 10" West, 830.25 feet to land now or formerly of John Anderson; thence along same, South 62° 17' 10" East, 3,123.02 feet to land now or formerly of David Fox; thence along same, South 38° 18' 30" West, 392.58 feet and South 51° 08' 30" East, 1,364.45 feet to a point on Pennsylvania Legislative Route No. 64164 at line of land now or formerly of Oliver Beck; thence along same, South 70° 39' 10" West, 380.97 feet to a point; thence leaving said Road continuing along land now or formerly of Oliver Beck, South 27° 01' 30" East, 1,311.75 feet to land now or formerly of James Sheffler; thence along same, South 70° 33' 50" West, 401.01 feet and South 28° 59' 50" East, 1,271.07 feet to a point in Sewickley Creek; thence by said Creek and the Northerly Right of Way line of Pennsylvania Railroad the following eight (8) courses and distances: (1) North 85° 08' West, 280.25 feet; (2) South 85° 23' West, 450 feet; (3) South 87° 58' West, 535 feet; (4) South 85° 44' West, 795 feet; (5) North 89° 48' West, 258 feet; (6) South 80° 30' West, 210 feet; (7) South 69° 22' West, 141 feet; (8) South 00° 43' East, 210.80 feet; thence by said Sewickley Creek and crossing said Right of Way of the Pennsylvania Railroad and land now or formerly of Alex Soeder, South 3° 59' West, 321.95 feet; thence by lands now or formerly of Alex Soeder, of A. Steck and of W. S. Kelly, and by said Sewickley Creek, the following four (4) courses and distances: (1) South 78° 58' West, 1,018.83 feet; (2) South 86° 38' West, 340.59 feet; (3) North 81° 59' 40" West, 775.56 feet; (4) North 55° 32' 50" West, 479.98 feet to a point; thence by lands now or formerly of J. H. McCune and re-crossing the Right of Way of Pennsylvania Railroad the following two (2) courses and distances: (1) North 6° 49' 10" East, 660 feet, (2) North 50° 36' 50" West, 450.60 feet to a point on Old Pennsylvania Legislative Route No. 64164; thence by same and land formerly of John

Fabian, South 80° 07' 40" West, 505.32 feet to a point on land now or formerly of Henry Frank Miller; thence along same, North 60° 56' 20" West, 50.75 feet and North 65° 14' 30" East, 424.63 feet to a point on the Northern boundary of proposed relocation of State Route 31; thence along said boundary line, North 78° 09' West, 302.88 feet to a point; thence along same, by the arc of a circle curving to the right and having a radius of 360.06 feet an arc distance of 229.48 feet to a point; thence along same, North 41° 38' West, 130.69 feet to a point; thence along same, Northeasterly by the arc of a circle curving to the right and having a radius of 45 feet, an arc distance of 112.69 feet to a point on the Southern boundary of the proposed relocation of Pennsylvania Legislative Route No. 64164; thence by said Southern boundary line, South 78° 09' East, 705.60 feet to a point; thence along same, Northeasterly by the arc of a circle, curving to the left, and having a radius of 489.28 feet, an arc distance of 189.13 feet to a point on Pennsylvania Legislative Route No. 64164 at line of lands formerly of John Fabian; thence along same, North 59° 34' 30" East, 168.29 feet to a point thereon at the Northern boundary line of the proposed relocation of Pennsylvania Legislative Route No. 64164 at line of land now or formerly of Henry Frank Miller; thence along same, North 30° 25' 30" West, 30 feet to a point; thence continuing along same, Southwesterly by the arc of a circle curving to the right and having a radius of 429.28 feet, an arc distance of 316.74 feet to a point; thence continuing along same, North 78° 09' West, 1,174.67 feet to a point on Pennsylvania Legislative Route No. 64117 at line of land of Westinghouse Electric Corporation, formerly of Clarence Rhodes; thence along same, South 16° 18' 10" West, 263.43 feet to the Northern boundary of the proposed relocation of State Route 31; thence along same, North 78° 09' West, 752.13 feet to a point; thence continuing along same, Southwesterly by the arc of a circle curving to the left and having a radius of 2,352.01 feet, an arc distance of 1,512.65 feet to a point on the Right of Way line of the Pennsylvania Railroad aforesaid at the place of beginning.

Excepting therefrom and thereout a parcel of land conveyed by Westinghouse Electric Corporation to West Penn Power Company, by deed dated October 17, 1968 and recorded in Deed Book Volume 2007, page 934.

Excepting therefrom and thereout a parcel of ground conveyed by Westinghouse Electric Corporation to Powerex, Inc., by deed dated December 19, 1985 and recorded in Deed Book Volume 2645, page 571.

Excepting therefrom and thereout a parcel of ground conveyed by Westinghouse Electric Corporation to Clarence Hall, et ux., by deed dated June 2, 1959 and recorded in Deed Book Volume 1756, page 257.

Excepting any such portion of the hereinabove described tract of land which may be determined to be situate in the Township of South Huntingdon, Westmoreland County, Pennsylvania.